

SHORELINE DEVELOPMENT

Substantial Development, Commercial or Single-Family: Any development in a shoreline area that exceeds \$5000 total cost or fair market value or that materially interferes with the normal public use of the water or shoreline. (Docks not exceeding \$10,000 are exempt from this review.) **(WG)**

Shoreline Exemption with or without SEPA: Certain development proposals are exempted from the Substantial Shoreline Development permit requirement by the *Bellevue Shoreline Master Program*. The city must still review the proposal to ensure consistency with the *Shoreline Master Program*. **(WE/WD)**

Shoreline Variance: Permission to vary from the requirements of the *Shoreline Master Program*. **(WF)**

Conditional Use Shoreline Management: Development or use of land in an area regulated by the *Shoreline Master Program* and the *Shoreline Management Act*, where the Bellevue *Land Use Code* requires a conditional use permit for that use. This application is combined with Substantial Development. **(WA)**

Land Use Approval Amendment: Modification of a previously approved Shoreline Conditional Use. **(LI)**

Land Use Code Exemption, Major or Minor: A structure or site modification of a previously approved project or decision exempt from further Shoreline Conditional Use as determined by the director—such as facade redesign or replacement; adjustments to site access, parking layout, or landscape area; modifications of the conditions of a previously approved project or decision; or limited expansion of use. **(LJ)**

Site Address: _____		Date: _____
FOR OFFICE USE ONLY: This section to be completed prior to application submittal by the planner in the Permit Center.		
Planner: _____ <input type="checkbox"/> Work in a Protected Area <input type="checkbox"/> Seasonal Restrictions	Type of Critical Area: <input type="checkbox"/> Streams <input type="checkbox"/> Wetlands <input type="checkbox"/> Geologic Hazard <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Habitat <input type="checkbox"/> Critical Areas offsite within 100 feet <input type="checkbox"/> Shoreline	Check below if applicable: <input type="checkbox"/> Substantial Development <input type="checkbox"/> Shoreline Exemption with SEPA review <input type="checkbox"/> Shoreline Exemption without SEPA review
Comments: _____		

APPLICATION DOCUMENTS: Submit the document copies specified for your application type.

Initial for waiver by City of Bellevue Planner		Substantial Development	Shoreline Exemption	Shoreline Variance	Conditional Use	Land Use Approval Amendment	Land Use Exemption Major or Minor
	This Chart	1	1	1	1	1	1
	Application	1	1	1	1	1	1
	"Bill To" Form	1	1	1	1	1	Major
	Preapplication Conference Letter				1		
	Boundary & Topographic Survey	3		3	2	2	
	Site Plan A		3				2
	Site Plan B	3		3	5	5	

		Substantial Development	Shoreline Exempt	Shoreline Variance	Conditional Use	Land Use Approval Amendment	Land Use Exemption Major/Minor
	Building Elevations	3	3	3	3	3	2
	Floor Plan				2	2	
	Preliminary Clearing & Grading Plan				3	3	
	Preliminary Landscape Plan						Footnote A
	Exterior Lighting Plan				1	1	
	Statistical Information Sheet	1		1			
	Environmental Checklist	3	Footnote B		3	3	
	Clearing & Grading Permit	Required unless waived by a Planner in the Permit Center.					
	Noticing Requirements	Footnote C		Footnote C	Footnote D		
	Written Description						Footnote E
	Letter addressing Variance Criteria			1			
	Other Requirements	Footnote F					
	Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal ; additional fees are due at issuance and/or in monthly billings.					

Footnotes

- ^A Required only when changes are made to existing commercial landscaping (**3 copies**).
- ^B Environmental Checklist required if SEPA is required. (**3 copies**)
- ^C The City of Bellevue provides mailed noticing (including labels) to all property owners with 500 feet of any boundary of the subject property.
- ^D The City of Bellevue provides mailed noticing (including labels) to all property owners with 500 feet of any boundary of the subject property. In conjunction with publishing the notice of application, the city will install a 2-sided public information on the site. The applicant will pay \$210 per sign.
- ^E Submit a written description of the proposal that includes the square footage of the proposed building addition and of existing buildings.
- ^F Reviewer will notify you prior to final approval to submit **2 sets** of drawings reduced to 8 1/2" x 11" PMT blacklines or CAD originals.

Please Note

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal.

If the property contains or is adjacent to critical areas (wetlands; flood hazards; streams; shorelines; geologic hazard areas; habitat), additional information may be required. See a planner for handouts.

The City may require additional information as needed. If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The City will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.